RNA FOR A BETTER LIFE IN THE HEIGHTS

RIVERVIEW Neighborhood Association

October, 1995

232 Ogden Avenue - Jersey City, N.J. 07307 - (201) 798-0493

RNA IS NOT AFFILIATED WITH ANY POLITICAL PARTY, ORGANIZATION OR ELECTED OFFICIAL

NEW FULL-SERVICE SUPERMARKET OPENS IN OCTOBER

The new POPULAR FINE FARE SUPERMARKET, located at Palisade and New York Avenues, will open for business during the third week of October. Store manager Peter Enriquez stated that he initially plans to have store hours from 8 AM to 9 PM, seven days a week.

The supermarket will be a full-service facility, including the following departments: produce, dairy, fresh meat, deli and a hot & cold salad bar. There will be free delivery. Free parking will be located across the street in the old municipal parking lot located at Palisade Avenue and Woods Place.

Peter stated that he is interested in getting involved with the community and has several ideas, including senior citizen pickups and discounts. RNA invited him to the November 14th meeting.

DEDICATION OF MOORE PARK

Janet Moore Park, located on the corner of Cuneo Place and Ogden Avenue, was dedicated on Saturday morning, September 23, 1995. In attendance were about fifty members of the Moore family. DPW Director Kevin Sluka presided over the ceremony with Councilmembers Nancy Gaynor, Tom DeGise, Bill Gaughan, Reverand Colon and Deputy Mayor Bill Macchi. It was a fitting tribute to a wonderful lady who was dedicated to the Heights community and in particular, to preserving open space.

It was also announced that Louis Ramos, a local resident, has been hired by the DPW to act as the park caretaker. He will open and close the park and maintain the grounds.

BE HALLOWEEN SAFE

RNA hopes everyone will enjoy Halloween by either trick-or-treating or opening their homes to our young ghouls and goblins with treats.

However, a few safety tips: trick-or-treat only with other youngsters or parents, only give and only accept packaged candy or goodies and do not travel too late at night.

RNA OPPOSES LOCAL MEDICAID CLINIC

During the last month, RNA has participated in two meetings to discuss Christ Hospital's proposal to establish a Medicaid clinic in the old PSE&G power station located at Palisade Avenue and Ferry Street.

At our October 10th meeting, RNA will discuss this proposal and formulate an official position to either support or oppose the clinic. At the outset, RNA has made it known to Hospital officials that it opposes the present plans for parking, hours of operation and the inability of non-Medicaid recipients to use the facilty.

RNA feels that this project, although a needed and worthy facility for our community, should be considered in terms of how it will detrimentally effect our residential neighborhood. This clinic has the potential of depriving the surrounding residents of their daily street parking because of inadequate off-street parking on the site. The unnecessary proposed long hours of operation will only exacerbate this parking dilemma.

[For a more detailed discussion of this project, see the September 12th Meeting Minutes on page 2.]

COMING EVENTS

1) Tuesday, October 10th: Monthly Meeting

a) **Renovation of Mountain Road:**
Cheryl Allen-Munley & John Mucha, City Engineers

b) **Neighborhood Improvement District:**
DPW Director Kevin Sluka & Ufredo Merchan, candidate for NID Manager

c) **Community Participation for Updating City Zoning Master Plan:** Robert Cotter, Director of City Planning

d) **Discussion of Christ Hospital's Clinic Proposal**

RNA MEETINGS: THE SECOND TUESDAY OF EACH MONTH AT 7:15 PM
AT THE HARBOR VIEW HEALTH CARE CENTER

2) Friday, October 13th: Dumpster Weekend:

Located on Griffith Street betw. Palisade & Ogden Aves.

Harborview Holiday Party

RNA plans to have our annual Holiday celebration for the residents of Harborview. In the past, the party, held after the resident's lunch, began with RNA serving cake and soft drinks. We also provided musical entertainment and dancing. The date and time for this year's party will be arranged at our October 10th meeting.

RNA is looking for volunteers to help organize this event and spend some quality time with our senior neighbors. We will need sugar-free baked goods (preferably home-made).

RNA is also asking for donations of complementary toilet articles - men's and women's - to make up holiday baskets for the residents. We can use greeting cards, handkerchiefs for men and women and socks and knee highs.

Please contribute in any way you can - volunteering time, baked goods or gifts - for this worthy cause. It is RNA's way of thanking our neighbors at Harborview for letting us hold our meetings in their house.

A GOOD THING: If anyone has any free time that they would like to spend in a charitable way, they should consider volunteering at the Harbor View Health Care Center. Sometimes just a short visit, a conversation or a game with one of the residents, can fill their sometimes lonely days.

Valerie Rea

HOLIDAY ACTIVITIES

As the fall season approaches, RNA is beginning to plan its other annual festivities for the holidays.

ANNUAL FOOD AND TOY DRIVE: RNA is asking all its members, neighbors and friends to contribute dry or canned foodstuffs. In addition, we are accepting new or used toys (they must be in working condition) to give to children. Monetary contributions are also welcome.

We will collect the food and toys during the months of October, November, and December. All the items are then given to the local Salvation Army for distribution to families that need them.

Food and toys can also be dropped off at **170 Ogden Avenue**, by arranging with Maria at **659-2245, after 6 PM.**

RNA HOLIDAY PARTY: This annual year-end event will be held at our December 12th meeting. All our members, neighbors and friends are invited to toast the holidays with RNA. To make this party a success, RNA asks all those who are planning to attend to bring some holiday treat (preferably home-made) or softdrink to share with RNA.

Xmas Caroling: Each year, RNA organizes this traditional Yuletime activity by getting a group of ten or more stout-hearted souls to sing holiday songs on our streets. The exact date, which will be set at the October meeting, is usually chosen during the week before Christmas.

RNA Minutes: September 12, 1995

Paul Hoyt, President of Christ Hospital, and Anne Murga, Director of Patient Relations, were the guest speakers at September's RNA meeting. They spoke about Christ Hospital's plan to open a Medicaid Clinic in our neighborhood, at the PSE&G substation at Palisade Avenue and Ferry Street.

Hoyt began by expressing Christ Hospital's (CH) interest in the economic well being and health of the community. CH is in contract with PSE&G to acquire the power substation on Palisade Avenue. CH had been interested in the A&P building across the street, but had yielded to requests from the neighborhood not to pursue that property; he commended the community for its efforts to bring another supermarket into the area.

Hoyt reviewed the expected changes in the health insurance industry, including the move to managed care. Medicaid clients, who in the past have used emergency room services for routine health care, will be moved to a managed care program by 1996 or 1997. These clients will be required to have a primary care physician, and thus the hospital will be unable to obtain medicaid funding for such emergency room, routine visits. Out of some 45,000 emergency room visits a year, CH expects some 20,000 of these to be serviced in the future at the proposed clinic. Hoyt estimates that about 10,000 Heights residents are eligible for Medicaid.

To address these changes, CH is planning a family practice training facility, to be run at the proposed Medicaid clinic. CH has been awarded a Family Practice Internship program by the University Hospital of Medicine and Dentistry, and plans to obtain a similar arrangement for a residency program, also to be run at the clinic. The internship program is a one year program for graduated medical students; the residency would be for two subsequent years, for the same new doctors. The program's goal is to increase the availability of family practice physicians in the Heights. CH has received a $440,000 federal grant for the educational program. The grant does not cover the construction of the physical plant. The hospital has not yet received approval for the residency program.

Interviews for the internships will start this month. CH is asking for a three year commitment to the program (one year internship and two years residency) from candidates, and a commitment to practice in this area.

Hoyt and Ms. Murga presented architectural drawings of the proposed renovations. The 15,000 square foot facility will be a two floor building, with waiting rooms, a library, conference and education rooms, along with patient care facilities, including obstetrics and pediatrics. A curb and sidewalk are proposed for Ferry Street along the building.

The adjacent parking lot will hold 25 cars, free of charge, for patients only; a gatekeeper will be present. The lot entrance will be on Palisade, and an egress is proposed on Ogden Avenue. Patients from the CH emergency room will be brought up via shuttle, as will the employees and doctors. The lot will be enclosed in a tubular steel fence, with gates to close the lot after

hours. A security guard will be present during office hours. The site will be included as part of the regular rounds of the CH security patrol after hours. The building will be equipped with security alarms.

The facility will be for medical care only, and will not include drug treatment programs. The Hospital is proposing that this clinic be open six days a week, with two late nights and Saturday hours:

Monday, Wednesday & Friday:10 am to 8 pm;
Tuesday & Thursday: 10 am to 10 pm;
Saturday: 9 am - 12 noon.

There will be approximately 35 to 40 people running the clinic: 13 regular employees (support personnel), six interns, 12 residents, and four or five part-time physicians.

CH expects to present their application to the City in October. (The Hospital is required to go before the Planning Board for site plan review and approval.) Hoyt says the project is a permitted use for the current "R-4" zoning. The Hospital would like the facility to be operational by July 1996.

CH expects the purchase, renovation and furnishings to cost $3 million. The remediation cleanup of toxic waste from the power station will cost about $150,000. The Hospital will not pay taxes on the property, currently assessed at $17,000 per year.

[Hoyt mentioned the hospital's plans for residential development on Episcopal Diocese property on South Street between Palisade and New York Avenues. CH will build four houses at New York Avenue and South Street. Because of community concerns, the Hospital will not destroy the existing parsonage, which will be converted into a two family unit. Once converted, these properties would go back on the tax roles.]

There was a lively discussion following the presentation, during which several points came to light. There were three major concerns of the members - parking, hours, and availability for local non-Medicaid patients.

CH expects that 40% of the patients using the facility will use public transportation, and that the 25 spaces in the parking lot will be adequate. Hank Cesare, one of RNA's zoning and planning advisors, said that although zoning rules only require 8 parking spots per 800 square feet, a more realistic estimate is 8 spots per 200 sq ft, and that 75 spots would be adequate, or at a minimum, 60 spaces.

Residents were skeptical that the 25 parking spaces would be enough because they felt that some of the 36 employees will park on the neighboring streets, or will use the patient lot causing patients to park on the streets. Also, concerns were expressed that, since the facility is to serve patient overflow from the emergency room, expected daily patient loads and schedules would be regularly exceeded, resulting in greater demands for local parking.

The proposed sidewalk on Ferry Street would remove about ten parking spots currently available to residents, since the street is so narrow. It was also suggested that the exit from the lot be moved from Ogden Avenue, where children regularly walk and play, to Woods Place.

Related to the parking issues, there was a great deal of concern about the proposed hours of operation. These proposed 10 to 12 hour days would literally create an untenable situation: the surrounding streets would be filled with patient parking and therefore unavailable for the local residents, who use the streets for their daily parking. The only reason for these unrealistic hours appears to be that the Hospital is trying to capture a large percentage of this Medicaid business. Residents also believed that the realistic closing times would regularly be much later than the proposed hours, since in addition to regularly scheduled appointments, the facility will also handle emergency room overflow. At this meeting, Hoyt stated that the proposed hours were not negotiable.

Finally, some residents asked if the facility, which CH is calling a Family Practice Center (versus a Medicaid clinic) would be available for non-Medicaid patient use. Hoyt answered no to that question but stated that the physicians would also have private practices, and if the individual doctor agreed to take the patient on, the doctor could see those patients at the facility.

This proposal was also to be discussed at a meeting of Heights block association leaders at Christ Hospital on September 20th.

Other topics relating to Christ Hospital were raised, in particular the Hospital's proposal to change the zoning from the current R4 to a "hospital zone". Hoyt refused to discuss this because he said he was unprepared with the information.

RNA agreed to fully discuss this proposal at the October meeting and develop an official position on the project, specifically regarding the problems of

a) residential parking,
b) reducing the hours of operation, and
c) providing care for non-Medicaid patients.

In addition, Robert Cotter, Director of City Planning, would be invited to the October meeting to discuss the clinic project and the Hospital's zoning proposals.

In other business, RNA has started negotiations with the City regarding the Neighborhood Improvement District program in our area. Several RNA members have participated in interviews of candidates for the position of Neighborhood Manager. Two candidates will return for a second round, and one new candidate will be interviewed on September 13.

A motion was made and passed to reimburse Greg Brickey for the purchase of shrubs, perennials, tools and wheelbarrows for the Community Garden. This money came from the CDBG grant fund awarded to RNA this spring.

Clair Gato and Maria Tuzzo asked for more participation in providing refreshments - the coffee is provided by Maria, but RNA would appreciate each month that different members contribute baked goods. Homemade is best, but store-bought is fine too.

Kathy Packard, Secretary

LETTERS to the EDITORS

1. Traffic Signal Improvements at Intersections on Paterson Plank Road

[The following is the response by Borivoj Jasek, County Engineer, to the safety problems that RNA raised to County Freeholder Maurice Fitzgibbons concerning several local intersections.]

Hudson County 's Department of Engineering and Planning has taken the following actions:

A. At the intersections of Palisade Avenue/Paterson Plank Road and Paterson Plank Road/South Wing Viaduct, signal timings were modified and synchronized to provide more green time to Paterson Plank Road traffic. The geometric condition at this intersection does not make it feasible to install left-turn lanes. These two intersections are congested because of heavy traffic volume on both roadways and geometrical constraints. Please be advised that these two intersections' timings can not be synchronized when a pedestrian uses the push button to cross the intersection.
   The new signal timings will be implemented on an experimental basis and will be monitored closely. After fine-tuning, the revised timing plans will be sent to New Jersey Department of Transportation for approval.
   The southbound right-turn traffic on South Wing Viaduct has a "No turn on Red" sign because of safety concerns at this location. The relatively high speed of right-turning traffic, conflict with left-turning vehicles, and moderate pedestrian volume warrants a "No turn on Red" sign at this intersection.

B. At the intersection of Congress Street and Paterson Plank Road, signal phasing can not be modified due to signal controller's limitation. However, we have rectified a problem with the existing presence detector on Congress Street. The traffic signal cycle now favors Paterson Plank Road traffic. The continuous green phase of Paterson Plank Road is only interrupted when a vehicle is present on Congress Street.
   [The Office of the County Engineer believes] that these improvements will provide a safer and more efficient flow of traffic on Paterson Plank Road. If [there are] any questions, please contact Vijay Sinha, Principal Traffic Engineer at (201) 915-1360.

June 28, 1995

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2. Establishing an Emergency Calling System for Senior Citizens Living Alone

[The following is a letter from Joan Young, Director of Senior Services concerning the establishment of an emergency calling system for our senior citizens.]

The Office of Senior Affairs will be expanding the service that is provided to our seniors by coordinating efforts with other city departments. As you know, the recent heat wave devastated many people. In Chicago, over 300 people died alone because no one knew they were there. In order to ensure that something like that doesn't occur in Jersey City, Harry Melendez, the Director of Health & Human Services and I decided to implement an emergency calling system. This would involve calling those seniors living alone on a daily basis and making sure they're OK. A similar system in Bayonne during the heat wave saved three lives in one day. I've been in contact with the Board of Education and Frank Sinatra, Superintendent of Schools has volunteered to supervise this type of program with his advanced school students in partnership with us.

We need to identify people in your area that are in need of this service. Please check with your neighbors and when you find people with no one to check up on them, send me their names, addresses and phone numbers. If we save one life over the years, it's more than worth it. If there are any questions, please call me at 547-5801 or 547-5036.

September 8, 1995

Community Updates:

UNAUTHORIZED CONSTRUCTION ON OGDEN AVENUE

[The following is an update on the proposed construction at 117-119 Mountain Road.]

On June 12, 1995, Anthony Lambiase, Jersey City Zoning official, reversed his original position and stated that the proposed residential structure to be built atop the garage structure, located behind 234-236 Ogden Avenue, could be built on the property lines. He stated that it did not have to conform to the City's zoning setback requirements.

The adjacent property owners are appealing this decision to the Board of Adjustment because they believe that the proposed second story addition must conform to the zoning requirements for front, side and rear yard setbacks, or else the developer, Norman Wilson, must apply for a variance. The Jersey City Zoning Ordinance, Section 28-58(e), requires that, in a R-2 district, the minimum side yard setbacks for a principal building are either 2 feet for one side or a total of 5 feet for both sides.

This position is based on the N.J. land use law, NJSA 40:55D-2(b) & (c), which mandates that all building proposals should provide adequate light, air and open space and to be secure from fire.

The appeal hearing will be held on Thursday, October 19, 1995 at 6:00 PM.

Art Exhibition

Greg Brickey will curate a group show of Heights local artists, as part of the Downtown Studio Tour. Some of the artists to be shown will be Alison Weld, David Frye, Laurinda Stockwell, Kit Sailer and Greg Baumgart. The exhibit will be held:

DATE: Sunday, October 22, 1995
TIME: 12 Noon to 6 PM
LOCATION: COMMUNITY GALLERY
4th Floor Gallery
111 First Street
Jersey City

If any local artists would like to advertise their upcoming shows or exhibitions, please submit the information at least one month in advance to RNA for publication in our newsletter.

Bulletin board

DUMPSTER CLEANUP WEEKEND

RNA is sponsoring a fall cleanup weekend in our neighborhood. One dumpster will be located on **Griffith Street between Palisade and Ogden Avenues from Friday, October 13, 1995 to Monday, October 16th.** The dumpster is provided by the Incinerator Authority.

The purpose of these cleanup weekends is to allow the local residents living in our community to throw out large garbage items and other unwanted materials. No hazardous waste can be put into these dumpsters. The dumpsters can only be used for residential, non-commercial materials.

From Valerie's Kitchen:

Pumpkin Pie

(for Halloween or Thanksgiving)

INGREDIENTS:

- 9 INCH Pie Shell
- 1 CUP Sugar
- 1/2 TSP Salt
- 1 1/2 TSP Cinnamon
- 1/2 TSP Ginger
- 1/2 TSP Ground Cloves
- 1 1/2 CUP Cooked or Canned Pumpkin mashed
- 1 1/2 CUP Evaporated Milk
- 1/2 CUP Milk
- 2 EGGS Slightly Beaten

1) Preheat oven to 425° F.
2) Line a 9 inch pie pan with the pastry dough.
3) Combine the remaining ingredients in a large bowl and beat until smooth. Pour into pie shell.
4) Bake for 10 minutes at 425°F, then lower the heat to 300° F and continue baking for about 45 minutes or until the filling is firm.

OCTOBER

October is a great month,
Trees are all different autumn colors,
Pumpkins, Goblins, Chicken corn,
Treat-or-Treaters, Columbus Day
Happy Halloween to All!

Madeline Rea

POLICEBEAT

Residents can contact **Community Service Police Officers Joseph Sarao and Jaclyn Baljko** if they have a problem, a safety concern or knowledge of criminal activity at **547-5350** (to leave a message for them at the North District station's frontdesk) or **547-5719** (to leave a message on their voice mail). Officer Sarao can also be reached by dialing his beeper number: **517-2379**. When leaving a message, include your name, telephone number, street address, the nature of the problem and a date and time of the message. All calls will be kept confidential.

On the following page, is a **Community Service Survey** form distributed by the North District Police Department. The purpose of the form is to alert the police to particular chronic problems in our neighborhood, such as disorderly groups, loud music, parking complaints, animal complaints, drug activity, abandoned buildings, abandoned vehicles and noise complaints. Please fill the form out and mail it to the North District at 282 Central Avenue. (You can remain anonymous.)

NEWSLETTER STAFF

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Below is a Photo of some of the members of the Summer Basketball League on the Riverview-Fisk Park court. [Photography: Patrick Moore)

Jersey City Police Department

North District
282 Central Avenue
Jersey City , NJ 07307
547-5350
547-5719 Community Service

Community Service Survey

Residence_____ **School**_____ **Business**_____
Name:_____ **CSO Post#**_____
Address:_____ **CSO(name)**_____
Phone(*optional*)_____
Business/School _____

Problems/Concerns:

Disorderly Groups	____	*Drug Activity*	_____
Loud Music	____	*Abandoned Buildings*	_____
Traffic conditions	____	*Abandoned Vehicles*	_____
Parking Complaints	____	*Noise Complaints*	_____
Animal Complaints	____	*Other (specify below)*	_____

*Other*_____

_____

_____

*Locations:*_____

_____

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*Comments:*_____

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Police Officer Joe Lozar #2637
(signature)

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COME TO OUR NEXT MEETING ON
Tuesday, OCTOBER 10th, AT 7:15

RIVERVIEW NEIGHBORHOOD ASSOCIATION

FOR A BETTER LIFE IN THE HEIGHTS

PHOTO MEMORIES
OF
RNA's
11th Annual
FLEA MARKET
in
Riverview-Fisk Park

(Montage: Russell Pratt;
Photography: Valerie Rea)